



City of Bridgeport
Zoning Department

Planning & Economic Development

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Instructions For Completing the CAM Model

APPLICATION FOR REVIEW OF A COASTAL SITE PLAN

The following instructions and sources of information are provided as guidance to assist applicants in supplying the Commission or Board reviewing the project with the information necessary to conduct a coastal site plan review in accordance with P.A. 79-535, The Coastal Area Management Act. The heading and numbers preceding each comment coincide with specific questions on the Application for Review of Coastal Site Plans.

Note: A "Coastal Site Plan" as required by P.A. 79-535 consist of all written and plan information required by this application, together with all individual supporting information and documentation specifically required by the reviewing board or commission.

I. Plans

- A. Project Plan: A coastal site plan application must include a plan of the proposed project (section 11(c) of P.A. 79-535). If the information required for this plan is already included on, or can be incorporated on, any plan being submitted as a part of the requirements for approval of the proposed project under the zoning or subdivision regulations, there is no need to prepare a separate project plan for a coastal site plan review purposes.
- B. A Plan Showing Coastal Resources: A coastal site plan application must include a plan showing the location of coastal resources (section 11(c) of P.A. 79-535). This requirement can be fulfilled by either submitting a separate plan depicting the coastal resources on and contiguous to the site or, if practical, including the coastal resources on the project plan.

Source: Coastal Resources are defined in section 3(7) of P.A. 79-535, and all resources are depicted on the Coastal Resources and Shellfish Concentration Area Maps (prepared by the Coastal Area Management Unit (CAM) of the Connecticut Department of Environmental Protection on U.S. Geological Survey Quadrangle Maps) available for reference in the Office of the Municipal Clerk, the Office of the Planning and Zoning Commission, and the Office of the Building Department. These maps are also available for purchase through CAM.

II Written Information: Supply the information requested below on the application form, using additional sheets if necessary.

- A. Description of the Purposed Project: A coastal site plan application must include a written description of the project that adequately describes the project location, its setting and all components of the project including project timing and method of construction. As with the project plan above, if a project description which satisfies the requirements of section 11(c) of P.A. 79-535 is being submitted as part of the standard application requirements for the project under the zoning or subdivision regulations, there is no need to duplicate the information on the coastal site plan application. Simply refer to the document in which this information is provided and include a copy of the document with this application.
- B. Coastal Resources: List all coastal resources on and adjacent (within 100 ft.) to the project site (these will be the same resources depicted on the map prepared under I.A above). Describe the condition of the resources by including any pertinent factors such as: the natural character of the resources (e.g field, forest, shrub, vacant, etc.) and the extent to which the resources have been previously altered or developed; type and extent to which vegetation cover ; dominant or unusual species of flora and fauna; any significant geologic or hydrologic features (e.g. aquifer recharge areas, bedrock outcroppings, etc.), any significant historical, cultural and archaeological features etc.
- C. Coastal Policies : All coastal policies which pertain to the proposed project (as described in II.A. above) and the coastal resources (identified in II.B. above) must be identified. This can be accomplished by either quoting the appropriate policies on the application or by providing a specific reference to the policy number and section number in P.A. 79-5353 or CAM Planning Report No.30 where each policy is located.
- 1) Identify only those coastal use policies which apply to the type of project or specific development activities being undertaken.

Source: The Coastal use policies are contained in section 2 (b)(1) of P.A. 79-535 and repeated in CAM Planning Report No. 30, Chapter 2. (check the index on page II-38 for the location of policies which pertain to proposed uses or activities such as “Coastal Structures and Filling”, “Ports and Harbors”, etc.). References copies of CAM Planning Report No. 30 are available in the Office of the Municipal Clerk, the Office of Planning and/or Zoning Commission, and the Office of the Building Department.

- 2) Identify only those coastal resource policies which pertain to the coastal resources identified in II.B. above.

Source: The Coastal Resource Policies are contained in section 2(b)(2) of P.A. 79-535 and repeat in CAM Planning Report No. 30, Chapter 1 (check the index on page II-38 for the location of policies which pertain to coastal resources previously identified at the project site such as "beaches and dunes", shore lands etc.)

- 3) The proposed project must be consistent with all of the coastal use and resource policies identified in C (1) and (2) above. The applicant must describe how the proposed project is consistent (i.e. does not conflict) with any and all applicable policies.

Source: For assistance in determining and describing the extent, to which a proposed project is consistent or inconsistent with coastal policies, see "Use Guidelines" in CAM Planning Report No.30 under each applicable coastal resource policy section.

D. Adverse Impacts

- 1) Identify all adverse impacts on coastal resources as defined in section 3(15) of P.A 79-535 and any beneficial impacts on coastal resources that will result from the proposed project.

Source: "Adverse Impacts on Coastal Resources" are defined in section 3(15) of P.A. 79-535 and repeated in CAM Planning Report No. 30. For Additional guidance in determining potential adverse impacts on the specific coastal resources identified at the project site, see also "Use Guideline" in Planning Report No. 30 under each applicable coastal resource policy section.

NOTE: QUESTIONS 2 & 3 NEED ONLY BE ANSWERED BY APPLICANTS WHOSE PROJECT SITE IS LOCATED ON THE WATERFRONT.

- 2) If the proposed project is a water dependent use in accordance with section 3(16) of P.A. 79-535, described the features of the activity or characteristics of the proposed use that makes it qualify as a "water dependent use" under the Act.

Source: "Water Dependent Uses" is defined in section 3(16) of P.A. 79-535 and repeated in CAM Planning Report No. 30.

- 3) Describe the effects that the proposed project will have on the future use of this site and adjacent waterfront areas for water dependent activities (for example, does the project allow or provide for future water dependent use of the site, or will the project , in effect, preclude the future use of this site and adjacent areas for water dependent uses?). Include a description of the suitability or unsuitability of the site for a water dependent use (for example, does the site have potential for recreational use? Does the site provide direct access to a dredged channel? Are the surrounding uses water

dependent? or, are there physical or locational constraints to the site which make it inappropriate to propose a water dependent use?).

- 4) Describe the measures that will be taken to lessen or eliminate any potential adverse impacts on coastal resources identified in D(1) and, if applicable, on future use of the site and adjacent areas for water dependent uses or development identified in D(3).

Source: For assistance in determining how adverse impacts can be eliminated or lessened, see "Use Guidelines" in CAM Planning Report No. 30 under each applicable coastal resource policy section.

E. Acceptability of Remaining Adverse Impacts:

1) Identify any adverse impacts described in D(1) and (3) above that remain after all measures to eliminate or lessen them have been incorporated in the proposed project.

2) For each of the remaining adverse impacts identified in E(1) above, state the reason why the impact was not mitigated. For example, it may be physically or technologically impossible to lessen the impacts any further than what is purposed, or the remaining impacts may be so slight as to be insignificant.

3) Discuss the reasons why the purposed project with the remaining adverse impacts, identified in E(1), should be approved by the commission. This explanation might include a discussion of the following types of considerations: the minor nature of the remaining adverse impacts; the corresponding beneficial impacts of the project on coastal resources and future water dependent development opportunities; the consistency of the project with all applicable coastal policies (a re-emphasis on the information provided in C(3); incorporation in the project of all reasonable measures or modifications that would lessen or eliminate the adverse impacts on coastal resources and future water dependent use or development opportunities; etc..

III. Supporting Material/ Documentation

The amount of information and level of detail necessary for the board or commission to reach a decision on a project presented in a coastal site plan may vary depending on the type and size of the project, the sensitivity of affected coastal resources, and the magnitude of the potential adverse impacts. Therefore, in some cases, the municipal board or commission may need to request additional related information or more specific details on certain aspects of a project in order to make an accurate and informed decision. Any additional information or documentation that was requested by the Board or Commission or supplemental materials that are being supplied by the applicant in support of the application should be included or referenced in the space provided. Use additional space if necessary. Submit all referenced materials, maps or reports with the application.